



REAL ESTATE COMMITTEE AGENDA
REAL ESTATE COMMITTEE MEETING OF: SEPTEMBER 2, 2003

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: COUNCILMAN WEEKLY and COUNCILWOMAN MONCRIEF

Also Present: DEPUTY CITY MANAGER STEVE HOUCHENS (arrived at 3:03 p.m.), DEPUTY CITY ATTORNEY TERESITA PONTICELLO, REAL ESTATE AND ASSET MANAGEMENT DIVISION MANAGER DAVID ROARK, CHIEF DEPUTY CITY CLERK BEVERLY K. BRIDGES and DEPUTY CITY CLERK GABRIELA S. PORTILLO-BRENNER

ANNOUNCEMENT MADE – Meeting noticed and posted at the following locations:

Las Vegas Library, 833 Las Vegas Boulevard North

Senior Citizens Center, 450 E. Bonanza Road

Clark County Government Center, 500 S. Grand Central Pkwy

Court Clerk's Bulletin Board, City Hall

City Hall Plaza, Posting Board

(3:01 – 3:02)

AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: SEPTEMBER 2, 2003

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

☐

CONSENT

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DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding a Lease Agreement renewal between the City of Las Vegas and I Have a Dream Foundation, a Nevada non-profit corporation, for approximately 300 square feet of office space located at 320 South 9th Street - Ward 5 (Weekly)

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

The City purchased the former First Baptist Church at 9th and Bridger Streets with Community Development Block Grant funds, acquiring the main building and an additional structure formerly used as a parsonage. The parsonage is a 3-room structure which presently houses Jude 22 for operation of the Senior Nutrition Center, providing emergency food services for senior citizens. I Have a Dream Foundation will occupy one room of the structure for use with educational mentoring and tutoring of qualifying low to moderate income children.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Lease Agreement

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 1 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

DAVID ROARK, Manager, Real Estate and Asset Management Division, requested that Items 1 and 2 be heard together.

COUNCILMAN WEEKLY declared the Public Hearings for Items 1 and 2 open.

REAL ESTATE COMMITTEE MEETING OF SEPTEMBER 2, 2003

Public Works

Item 1 - Discussion and possible action regarding a Lease Agreement renewal between the City of Las Vegas and I Have a Dream Foundation, a Nevada non-profit corporation, for approximately 300 square feet of office space located at 320 South 9th Street - Ward 5 (Weekly)

MINUTES – Continued:

DAVID ROARK, Manager, Real Estate and Asset Management Division, advised that these are both non-profit organizations doing charitable work, mostly involving senior citizens and the homeless. The plan is to relocate to the First Baptist Church Community Center when that is remodeled. SUE PRESCOTT, Neighborhood Services, clarified that only JUDE 22 would be relocating as described.

COUNCILMAN WEEKLY confirmed with MS. PRESCOTT that the I Have A Dream Foundation, which has been in the small building for approximately a year, would stay in the same building. Should relocation be necessary, staff will assist with that.

AL GALLEG0, citizen of Las Vegas, indicated that he would like the building officially named. Using the church-related designation puts some people off. He recommended a senior center type of name. COUNCILMAN WEEKLY pointed out that just acquiring the building required climbing a number of hills. The naming will be up to future Council action.

No one appeared in opposition and there was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearings for Items 1 and 2 closed.

(3:02 – 3:06)

AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: SEPTEMBER 2, 2003

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

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CONSENT

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DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding a Lease Agreement renewal between the City of Las Vegas and Jude 22, a Nevada non-profit corporation, for approximately 1200 square feet of office space located at 320 South 9th Street - Ward 5 (Weekly)

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

The City purchased the former First Baptist Church at 9th and Bridger Streets with Community Development Block Grant funds acquiring the main building and an additional structure formerly used as a parsonage. The parsonage is a 3-room structure which presently houses Jude 22 in 2 of the rooms for operation of the Senior Nutrition Center, providing emergency food services for senior citizens. Jude 22 will occupy the main room (transformed into a warehouse area), the front area for receiving and processing clients, and storage closets along with a 10x40 modular building.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Lease Agreement

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 2 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

DAVID ROARK, Manager, Real Estate and Asset Management Division, SUE PRESCOTT, Neighborhood Services, and AL GALLEGOS, citizen of Las Vegas, were present.

No one appeared in opposition.

See Item 1 for all related discussion.

(3:02 – 3:06)

AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: SEPTEMBER 2, 2003

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

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CONSENT

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DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding a Memorandum of Understanding between the City of Las Vegas and The Andre Agassi College Preparatory Academy to utilize certain City premises known as the Doolittle Community Center located at 1950 North J Street - Ward 5 (Weekly)

Fiscal Impact

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No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

The Andre Agassi College Preparatory Academy (AACPA) desires to have access to utilize certain premises located at the Doolittle Community Center for conducting various recreational and educational programs for the benefit of the children attending AACPA. In return AACPA has agreed to authorize Doolittle to utilize certain AACPA premises for conducting various recreational programs for the benefit of the participating children at Doolittle, subject to terms and conditions set forth in the Memorandum of Understanding.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

1. MOU# 2003-09
2. Site Map

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 3 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.

NOTE: COUNCILMAN WEEKLY disclosed that his son attends Andre Agassi School and confirmed with DEPUTY CITY ATTORNEY PONTICELLO that this would not be a conflict, as he has no financial interest or investment in the school.

REAL ESTATE COMMITTEE MEETING OF SEPTEMBER 2, 2003

Public Works

Item 3 - Discussion and possible action regarding a Memorandum of Understanding between the City of Las Vegas and The Andre Agassi College Preparatory Academy to utilize certain City premises known as the Doolittle Community Center located at 1950 North J Street - Ward 5 (Weekly)

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, explained that this Memorandum of Understanding would provide joint usage of both buildings. The City will be able to use the Academy when necessary and the students at the Academy may use the Doolittle Center. The future intent is to design more agreements regarding safety issues, such as crossing the streets. Staff recommends approval.

No one appeared in opposition and there was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:06 – 3:07)

1-128

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: SEPTEMBER 2, 2003**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding a Purchase Contract between Priority One Commercial (on behalf of the City of Las Vegas) and Jose Sanchez for real property known as APN 138-25-515-012 located at 1505 Laurelhurst Drive Unit 12 for \$65,000 plus closing costs (Special Revenue Fund) - Ward 1 (Moncrief)

Fiscal Impact☐**No Impact****Amount:** \$65,000 + closing costs☒**Budget Funds Available****Dept./Division:** Public Works/Real Estate☐**Augmentation Required****Funding Source:** Special Revenue Fund**PURPOSE/BACKGROUND:**

This parcel is a condo located in the vicinity of Laurelhurst Dr./Westmoreland Dr. Over 90% of the units in this area are vacant & in disrepair, creating a safety & health problem to the area. Because a majority of the units are owned by one owner, it has made it impossible for a credible condo assoc. of all of the owners in the area to organize, thus most of the properties are in disrepair as well & subject to many building code violations. CLV wishes to purchase this property, along with 41 other individually owned units in an effort to clean & revitalize the area.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Agreement for Purchase of Real Property

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 4 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, indicated that this is one more condominium unit near the center commonly known as Wonder World. Staff recommends approval.

REAL ESTATE COMMITTEE MEETING OF SEPTEMBER 2, 2003

Public Works

Item 4 - Discussion and possible action regarding a Purchase Contract between Priority One Commercial (on behalf of the City of Las Vegas) and Jose Sanchez for real property known as APN 138-25-515-012 located at 1505 Laurelhurst Drive Unit 12 for \$65,000 plus closing costs (Special Revenue Fund) - Ward 1 (Moncrief)

MINUTES:

COUNCILWOMAN MONCRIEF discussed with MR. ROARK that there is one more building and two additional single condominiums to be purchased.

AL GALLEG0, citizen of Las Vegas, stated that this place is filthy with the same trash and conditions. The City promised that it would be cleaned up and something needs to be done. He would be willing to remove vestiges, including a trailer that he could sell. Last week men were cleaning the pool that the Health District had condemned, which means the pool is being used. He insisted that this would not be allowed in other areas of town. The three million dollars the City is spending is going to waste. There is dirt piled up in the center across the street as well. He opined that the City is going down hill.

No one appeared in opposition and there was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:07 – 3:11)

1-169

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: SEPTEMBER 2, 2003**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action for entering into negotiations with multiple cellular companies for land lease agreements for cellular towers to be located at the All American Park, Freedom Park, Angel Park Golf Course and the Angel Park wash area - All Wards

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

As growth occurs in the valley, additional cellular towers are required to continue to provide valley residents with communication services. Staff will bring back each cellular tower land lease agreement to Council showing the details of each tower construction location and all the specific information detailing each shelter and tower. The lease agreements do not preempt the standard approval process that each company needs to go through with the Planning Department for final approval of allowing construction.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

None

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 5 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

REAL ESTATE COMMITTEE MEETING OF SEPTEMBER 2, 2003

Public Works

Item 5 - Discussion and possible action for entering into negotiations with multiple cellular companies for land lease agreements for cellular towers to be located at the All American Park, Freedom Park, Angel Park Golf Course and the Angel Park wash area - All Wards

MINUTES:

DAVID ROARK, Manager, Real Estate and Asset Management Division, outlined communication with several different cellular companies regarding placing cell sites at specific locations. Staff is seeking authorization to negotiate at these four locations and recommends approval. COUNCILMAN WEEKLY discussed with MR. ROARK that there are no other locations presently identified in writing, other than those listed on this agenda item, although there have been verbal discussions. COUNCILMAN WEEKLY directed staff to inform him of any requests regarding billboards or cell towers within his Ward.

No one appeared in opposition and there was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:11 – 3:13)

1-284

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: SEPTEMBER 2, 2003**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding a Quitclaim Deed and Abandonment of a 30' x 232' Access Easement in favor of the Benevolent Protective Order of Elks, Las Vegas Lodge #1468 from the City of Las Vegas pertaining to a portion of APN 139-31-801-014, located in the vicinity of Valley View and Charleston Boulevard - Ward 1 (Moncrief)

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

In conjunction with the construction of the new prototype Fire Station #5 located at 1020 Hinson Street, it has become necessary for the City to relinquish to the Benevolent Protective Order of Elks, adjoining property for access rights and the responsibility of maintaining in perpetuity. The Elks have been amicable neighbors regarding the process and the City was favorable to their request, endorsing the Quitclaim and Abandonment in favor of the Elks.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Quitclaim Deed

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 6 be stricken. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

REAL ESTATE COMMITTEE MEETING OF SEPTEMBER 2, 2003

Public Works

Item 6 - Discussion and possible action regarding a Quitclaim Deed and Abandonment of a 30' x 232' Access Easement in favor of the Benevolent Protective Order of Elks, Las Vegas Lodge #1468 from the City of Las Vegas pertaining to a portion of APN 139-31-801-014, located in the vicinity of Valley View and Charleston Boulevard - Ward 1 (Moncrief)

MINUTES:

DAVID ROARK, Manager, Real Estate and Asset Management Division, requested this item be stricken due to an error in the legal description.

No one appeared in opposition and there was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:13 – 3:14)

1-346

AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: SEPTEMBER 2, 2003

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

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CONSENT

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DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action accepting a Quitclaim Deed in favor of the City of Las Vegas from Beazer Homes Holdings Corp., pertaining to a portion of APN 137-12-297-001, located in the vicinity of Alexander Road and Cliff Shadows Parkway - Ward 4 (Brown)

Fiscal Impact

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No Impact

Amount:

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Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

Beazer homes has proposed to transfer this remnant piece of land to the City, approximately 150 square feet, which will be left over after construction of the roadway adjacent to their development. The City is accepting their proposal and will add the remnant piece of land to the right-of-way of the adjacent roadway.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

1. Quitclaim Deed
2. Site Map

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 7 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

REAL ESTATE COMMITTEE MEETING OF SEPTEMBER 2, 2003

Public Works

Item 7 - Discussion and possible action accepting a Quitclaim Deed in favor of the City of Las Vegas from Beazer Homes Holdings Corp., pertaining to a portion of APN 137-12-297-001, located in the vicinity of Alexander Road and Cliff Shadows Parkway - Ward 4 (Brown)

MINUTES:

DAVID ROARK, Manager, Real Estate and Asset Management Division, stated that this 150-square-foot remnant of land is located within a subdivision already built by Beazer Homes. The developer has requested that the City accept the land and add it to its right-of-way. Staff recommends approval.

No one appeared in opposition and there was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:14 – 3:15)

1-377

REAL ESTATE COMMITTEE AGENDA
REAL ESTATE COMMITTEE MEETING OF: SEPTEMBER 2, 2003

CITIZENS PARTICIPATION: ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A MATTER NOT LISTED ON THE AGENDA, PLEASE CLEARLY STATE YOUR NAME AND ADDRESS. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

MINUTES:

AL GALLEGO, citizen of Las Vegas, suggested that the City have drivers back into the parking spaces within the parking garage. People cannot see when they backup after having pulled in. That is especially important because the garage is very dark. The garage cannot be making money since nobody pays for parking late in the evenings.

(3:15 – 3:16)

1-407

THE MEETING ADJOURNED AT 3:16 P.M.

Respectfully submitted: _____
GABRIELA S. PORTILLO-BRENNER, DEPUTY CITY CLERK

September 15, 2003